

# City of Hartford

## Neighborhood Conditions Report



A Catalog of Anti-Blight Activity

Quarterly Period Ending June 1, 2012

# Table of contents

<b>Definitions</b>	Page 3
<b>Summary of Blight Definitions, per City Ordinance</b>	Page 4
<b>Summary of Anti-Blight Activity</b>	Page 5
<b>Neighborhood Conditions Report by District</b>	
• Summary	
• Properties Receiving Preliminary Notice Letters	
• Properties Receiving Notice of Violations	
• Properties Receiving Notice of Citations	
• Properties Being Monitored	
• Abated Properties	
<i>West District (Asylum Hill, Blue Hills, West End, Parkville)</i>	Page 6
<i>South District (Barry Square, Behind the Rocks, Southwest, South End)</i>	Page 63
<i>North District (Clay/Arsenal, Northeast, Upper Albany)</i>	Page 98
<i>Central District (Sheldon/Charter Oak, South Green, Frog Hollow, Downtown)</i>	Page 156

# Definitions

**Summary of Properties** – all properties being an addressed by LSNi and outlined in the following sections:

- **Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.
- **Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.
- **Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.
- **Properties Being Monitored** – properties that have not entered the ABO process, or received a notice of violation, but have contacted city staff or are being monitored by requisite city staff.
- **Abated Properties** – All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

**ATFS**- American Tax Funding Servicing

**NINA**- Northside Institutions Neighborhood Alliance

**SINA**- Southside Institutions Neighborhood Alliance

**RFP**- Request for Proposal

# Summary of Blight Definitions

***Blighted premises* means any building, structure, vacant lot or grounds, whether vacant or occupied, in which the Director of Licenses and Inspections, or the Fire Marshal, or the Director of Health and Human Services, or the Chief of Police have verified that at least two (2) of the following conditions exist:**

- (1)** Exterior windows or doors are broken or missing or are not secured and painted in accordance with subsection 9-98(a) of this article;
- (2)** Exterior walls, roofs, stairs, porches, floors or chimneys are damaged, collapsing or deteriorating or permit the interior of the building to be open to the weather;
- (3)** Foundation walls are damaged, collapsing, crumbling or contain open cracks or breaks;
- (4)** Interior walls, stairs, porches, floors, ceilings, support pillars or beams are damaged, collapsing or deteriorating;
- (5)** Exterior additions, including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts, are damaged, collapsing or deteriorating;
- (6)** Fences are broken, deteriorating to the point of decay, are in otherwise dilapidated condition, or are damaged to the extent that they allow access to the property;
- (7)** Other conditions exist that reflect a level of maintenance which is not in keeping with community standards, including, but not limited to, graffiti that is clearly visible from the street;
- (8)** The premises are attracting illegal activity as evidenced by multiple felony or misdemeanor arrests on the premises; multiple felony or misdemeanor warrants issued or served to a person residing in the premises;
- (9)** The property is a fire hazard;
- (10)** The property is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or premises or within the neighborhood as documented and reported to the Director of Licenses and Inspections by neighborhood complaints;
- (11)** The property is a menace to the public health, safety, or welfare in its present condition because of rat infestation, overgrown vegetation, trash and garbage, abandoned cars, improper grading, or other factors.

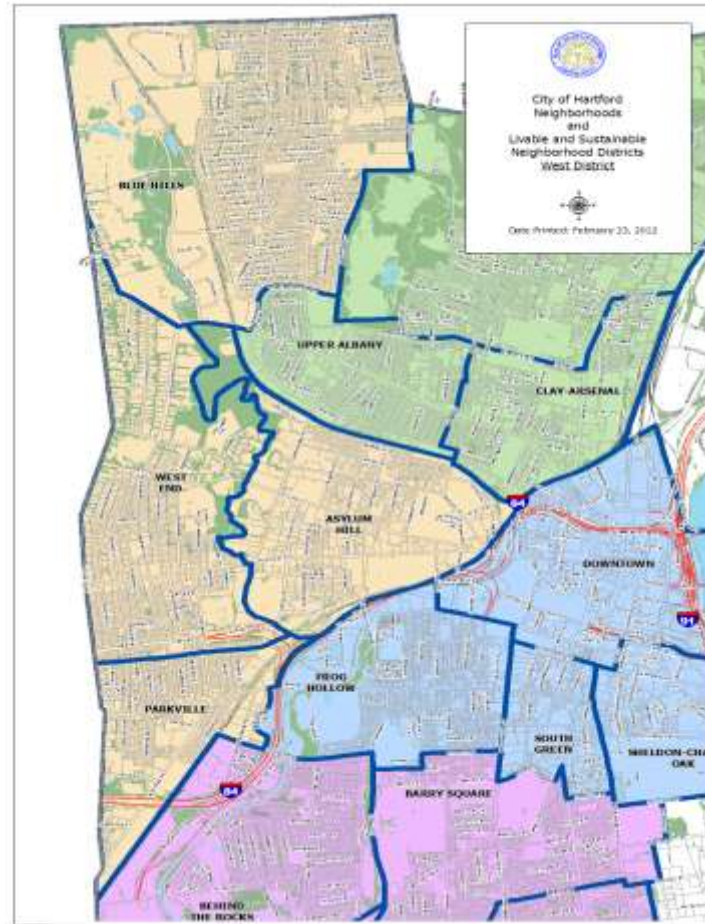
# Summary of Anti-Blight Activity

	West	South	North	Central	Citywide
Properties Receiving Preliminary Notice Letters	12	4	9	2	27
Properties Receiving Notice of Violations	7	5	23	8	43
Properties Receiving Cited for Violations	11	11	5	14	41
Monitoring Properties	12	4	5	3	24
Abated Properties	8	4	8	5	25
Total Properties	50	28	50	32	160



# City of Hartford – West District

## Asylum Hill, Blue Hills, West End, Parkville



Nearighborhood Conditions Report  
A Catalog of Anti-Blight Activity

# City of Hartford – West District

## Asylum Hill, Blue Hills, West End, Parkville

• Properties Receiving Preliminary Notice Letters	Page	8
• Properties Receiving Notice of Violations	Page	21
• Properties Receiving Notice of Citations	Page	29
• Monitoring Properties	Page	41
• Abated Properties	Page	54

# City of Hartford – West District

## Asylum Hill, Blue Hills, West End, Parkville

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

Preliminary Notice Letter Received Properties					
Address		Page #	Address		Page #
<b>25</b>	Cornwall Street	9	<b>171</b>	South Whitney Street	17
<b>63</b>	Evergreen Avenue	10	<b>194</b>	South Whitney Street	18
<b>267</b>	Farmington Avenue	11	<b>17</b>	Townley Street	19
<b>152</b>	Francis Avenue	12	<b>56</b>	W. Morningside Street	20
<b>154</b>	Francis Avenue	13			
<b>15</b>	Kibbe Street	14			
<b>33</b>	Newton Street	15			
<b>181</b>	Sisson Avenue	16			

**Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.



## 25 Cornwall Street – Blue Hills



Preliminary Notice Letter was sent 5/4/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**WEST DISTRICT**

## 63 Evergreen Street – West End



Preliminary Notice Letter was sent 5/14/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**WEST DISTRICT**

## 267 Farmington Avenue – Asylum Hill



Preliminary Notice Letter was sent 5/14/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**WEST DISTRICT**

## 152 Francis Avenue – Parkville



Preliminary Notice Letter was sent 5/4/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



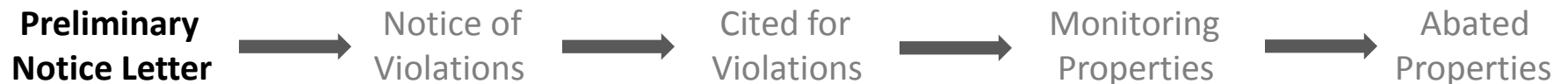
Abated  
Properties

**WEST DISTRICT**

## 154 Francis Avenue – Parkville



Preliminary Notice Letter was sent 5/4/12



**WEST DISTRICT**



## 15/17 Kibbe Street – Parkville



Preliminary Notice Letter was sent 4/16/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



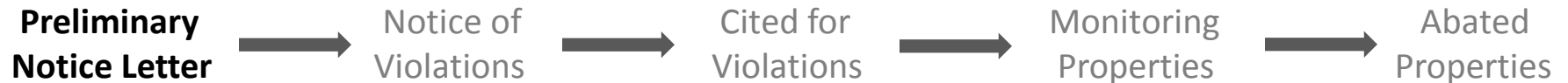
Abated  
Properties

**WEST DISTRICT**

## 33/35 Newton Street – Parkville



Preliminary Notice Letter was sent 5/14/12



**WEST DISTRICT**

## 181/183 Sisson Avenue – West End



Preliminary Notice Letter was sent 5/8/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**WEST DISTRICT**



## 171 South Whitney Street – West End



Preliminary Notice Letter was sent 5/14/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



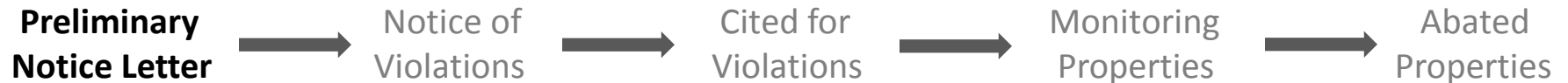
Abated  
Properties

**WEST DISTRICT**

## 197 South Whitney Street – West End



Preliminary Notice Letter was sent 5/14/12



**WEST DISTRICT**

## 17 Townley Street – Asylum Hill



Preliminary Notice Letter was sent 4/16/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**WEST DISTRICT**

## 56 West Morningside Street – Blue Hills



Preliminary Notice Letter was sent 5/4/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**WEST DISTRICT**

# City of Hartford – West District

## Asylum Hill, Blue Hills, West End, Parkville

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

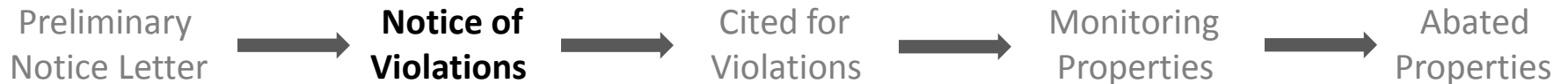
Notice of Violations Properties					
Address		Page #	Address		Page #
62	Chadwick Avenue	22			
241	Colebrook Street	23			
50	Durham Street	24			
34	Girard Street	25			
57	Madison Avenue	26			
49	Pershing Street	27			
15	Townley Street	28			

**Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.

## 62 Chadwick Avenue-Parkville



Notice of Violation Letters were sent 3/2/12



**WEST DISTRICT**



## 241 Colebrook Street-Blue Hills



Notice of Violation Letters were sent 6/1/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



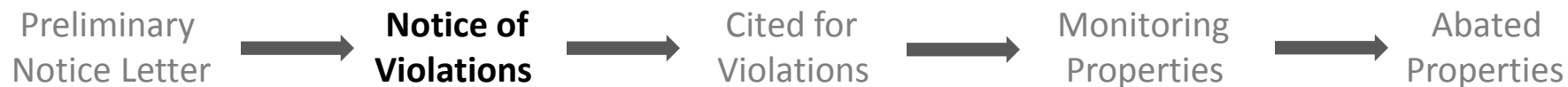
Abated  
Properties

**WEST DISTRICT**

## 50 Durham Street-Blue Hills



Notice of Violation Letters were sent 4/5/12



**WEST DISTRICT**



## 34 Girard Avenue –West End



Notice of Violation Letters were sent 3/2/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**WEST DISTRICT**

## 57 Madison Avenue – Parkville



Notice of Violation Letter was sent 5/10/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**WEST DISTRICT**

## 49 Pershing Street – Blue Hills



Notice of Violation Letters were sent 4/12/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



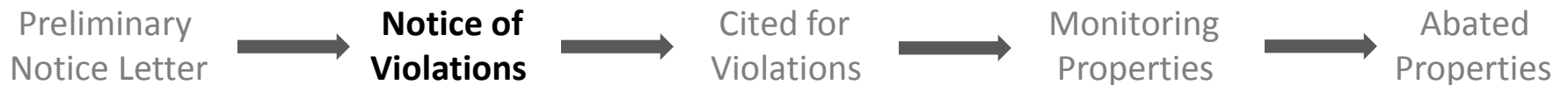
Abated  
Properties

**WEST DISTRICT**

## 15 Townley Street – Asylum Hill



Notice of Violation Letters were sent 4/12/12



**WEST DISTRICT**

# City of Hartford – West District

## Asylum Hill, Blue Hills, West End, Parkville

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

Notice of Citations Properties					
Address		Page #	Address		Page #
<b>169</b>	Bartholomew Avenue	30	<b>63</b>	Niles Street	38
<b>625</b>	Blue Hills Avenue	31	<b>23</b>	Sargeant Street	39
<b>26</b>	Chatham Street	32	<b>206</b>	South Whitney Street	40
<b>26</b>	Gray Street	33			
<b>64</b>	Hartland Street	34			
<b>335</b>	Laurel Street	35			
<b>366</b>	Laurel Street	36			
<b>16</b>	Marshall Street	37			

**Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.

## 169 Bartholomew Avenue-Parkville



Cited for Violation Letters were sent 5/7/12

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**WEST DISTRICT**



## 625 Blue Hills Avenue -Blue Hills



Cited for Violation Letters were sent 5/8/12



**WEST DISTRICT**

## 26 Chatham Street-Blue Hills



Cited for Violation Letters were sent 5/8/12



**WEST DISTRICT**



## 26 Gray Street-West End



Cited for Violation Letters were sent 5/31/12



**WEST DISTRICT**

## 64 Hartland Street-Blue Hills



Cited for Violation Letters were sent 5/8/12



**WEST DISTRICT**

## 335 Laurel Street-Asylum Hill



Cited for Violation Letters were sent 5/31/12



**WEST DISTRICT**

## 366 Laurel Street-Asylum Hill



Cited for Violation Letters were sent 5/31/12



**WEST DISTRICT**

## 16 Marshall Street – Asylum Hill



Cited for Violation Letters were sent 5/31/12

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**WEST DISTRICT**



## 63 Niles Street-Asylum Hill



Cited for Violation Letters were sent 5/7/12



**WEST DISTRICT**

## 23-24 Sargeant Street-Asylum Hill



Cited for Violation Letters were sent 5/31/12



**WEST DISTRICT**

## 206 South Whitney Street – West End



Cited for Violation Letters were sent 5/31/12

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**WEST DISTRICT**



# City of Hartford – West District

## Asylum Hill, Blue Hills, West End, Parkville

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

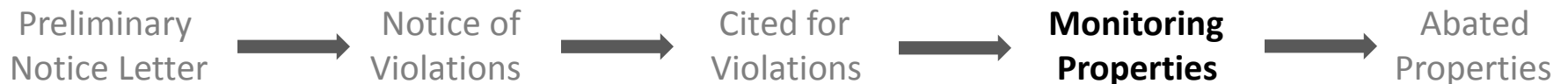
Monitoring Properties					
Address		Page #	Address		Page #
<b>156</b>	Bartholomew Avenue	42	<b>130</b>	New Park Avenue	50
<b>160</b>	Bartholomew Avenue	43	<b>9-11</b>	Orange Street	51
<b>217</b>	Beacon Street	44	<b>156</b>	Sargeant Street	52
<b>42</b>	Francis Avenue	45	<b>199</b>	Sargeant Street	53
<b>45</b>	Garden Street	46			
<b>207</b>	Granby Street	47			
<b>370</b>	Laurel Street	48			
<b>1-7</b>	Myrtle Street	49			

**Monitoring-** properties that have not entered the ABO process, or received a notice of violation, but have contacted city staff or are being monitored by requisite city staff.

## 156 Bartholomew Avenue-Parkville



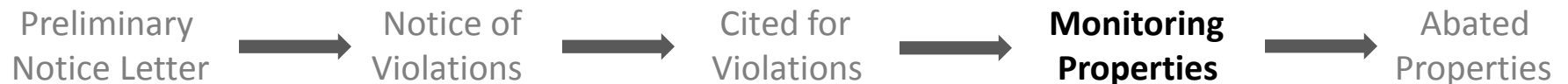
Discussions between the City and the Owner have taken place to determine the details regarding the demolition of 156 & 160 Bartholomew Avenue properties.



## 160 Bartholomew Avenue-Parkville



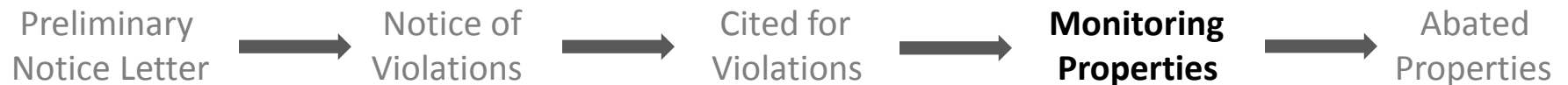
Discussions between the City and the Owner have taken place to determine the details regarding the demolition of 156 & 160 Bartholomew Avenue properties.



## 217 Beacon Street-West End



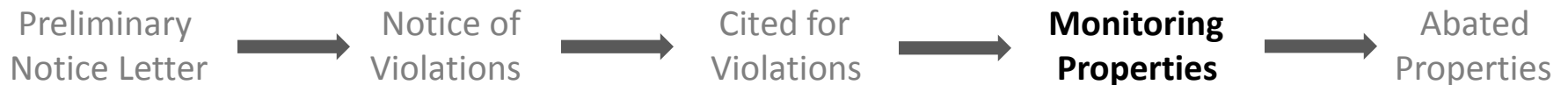
In the month of May WECA was denied a strict foreclosure, however they are reapplying for another strict foreclosure. Thomas Curis is still the owner of the property.



## 42 Francis Avenue-Parkville



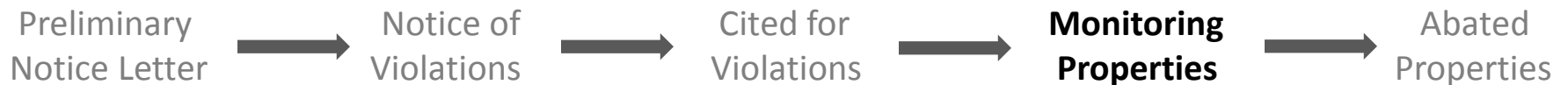
City of Hartford took title on March 3, 2010 as a result of foreclosure, the property has been offered for RFP since July 2011.



## 45 Granby Street-Blue Hills



MDC is using the property as storage for their equipment during the Clean Water Project construction in Blue Hills. After the project the plan is to demolish the building.





## 207 Garden Street-Asylum Hill



Northside Institutions Neighborhood Alliance (NINA) with funding from the City of Hartford is underway with the rehabilitation of the property.

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



**Monitoring  
Properties**



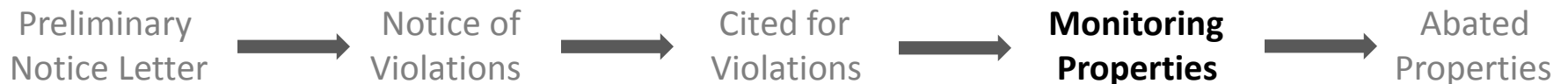
Abated  
Properties

**WEST DISTRICT**

## 370 Laurel Street-Asylum Hill



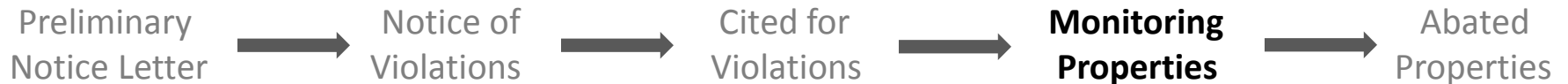
On 12/11/09 hearing officer rendered a decision in favor of the City of Hartford for \$7,200. Superior Court granted Mr. Lewis a trial regarding his appeal in which he won.



## 1-7 Myrtle Street-Asylum Hill



City of Hartford acquired the property through the eminent domain process and demolition is currently underway since Spring 2012



## 130 New Park Avenue-Parkville



Building was demolished March 21, 2011. Property was offered in combination with three adjacent properties for RFP. City received proposals that are under review at this time.

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



**Monitoring  
Properties**



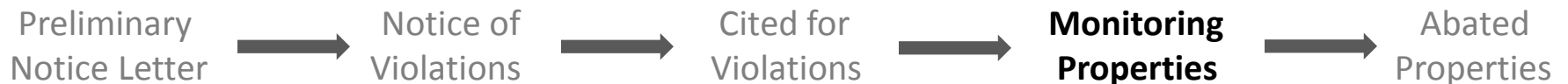
Abated  
Properties

**WEST DISTRICT**

## 9-11 Orange Street-Parkville



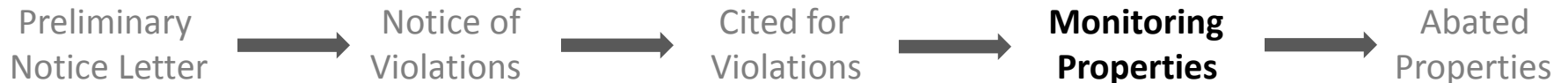
Fire damaged building, Owner has hired a contractor to rehabilitate the building. Building permit was issued on May 4, 2011. No activity to the property in 2012.



## 156 Sargeant Street-Asylum Hill



Northside Institutions Neighborhood Alliance (NINA) with funding from the City of Hartford is underway with the rehabilitation of the property.





## 199 Sargeant Street-Asylum Hill



Northside Institutions Neighborhood Alliance (NINA) with funding from the City of Hartford is going to rehab the property.

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



**Monitoring  
Properties**



Abated  
Properties

**WEST DISTRICT**

# City of Hartford – West District

## Asylum Hill, Blue Hills, West End, Parkville

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

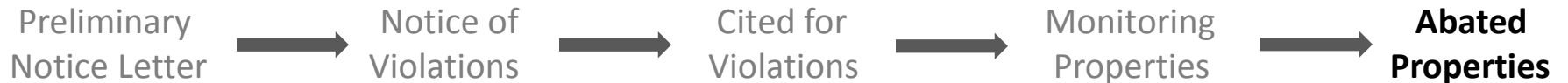
Abated Properties					
Address		Page #	Address		Page #
153	Blue Hills Avenue	55			
615	Blue Hills Avenue	56			
621	Blue Hills Avenue	57			
44	Harold Street	58			
15	Marshall Street	59			
1556	Park Street	60			
143	Whitney Street	61			
260	Terry Road	62			

**Abated-** All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

## 153 Blue Hills Avenue-Blue Hills



Owner completed added new siding, porch and windows to the house.



## 615 Blue Hills Avenue-Blue Hills



The property was demolished and a Family Dollar is currently being constructed on the lot.

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



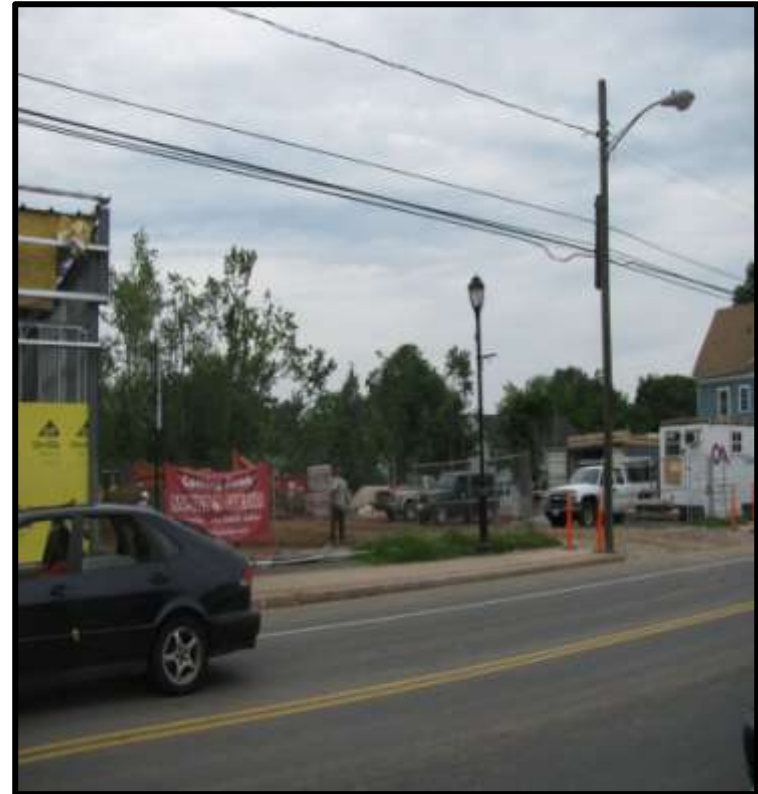
Monitoring  
Properties



**Abated  
Properties**

**WEST DISTRICT**

## 621 Blue Hills Avenue-Blue Hills



The property was demolish and a Family Dollar is currently being constructed on the lot.

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



**Abated  
Properties**

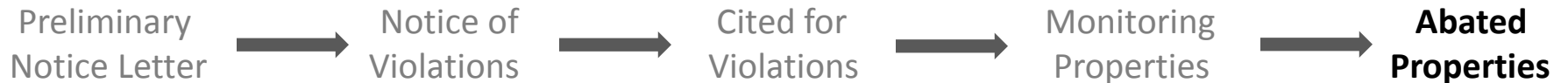
**WEST DISTRICT**



## 44 Harold Street-Blue Hills



Fully abated on 5/8/2012 and titled cleared of all violations





## 15 Marshall Street-Asylum Hill



The owner responded to the Preliminary Notice Letter; abated 2 of the 3 issues before a Notice of Violation could be sent. The owner wants to sell the property and is in discussions interested parties.

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



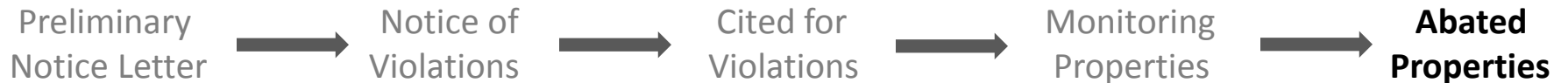
**Abated  
Properties**

**WEST DISTRICT**

## 1556 Park Street-Parkville



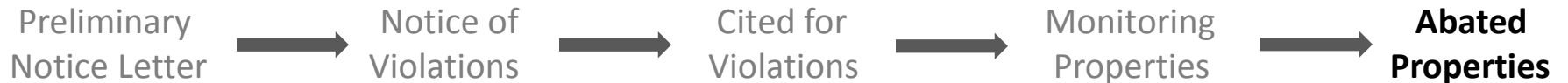
Property went through the anti- blight ordinance process and 5 of the 6 violations were abated.  
Owner is currently preparing the 1<sup>st</sup> floor to be rented and then will fix the porch.



## 143-147 Whitney Street – West End



No permits were issued for improvements



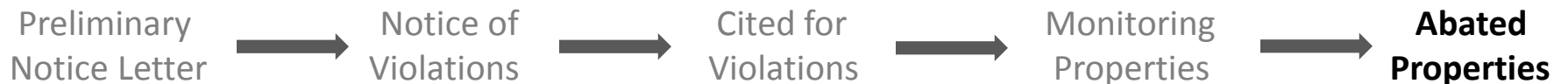
**WEST DISTRICT**



## 260 Terry Road-West End

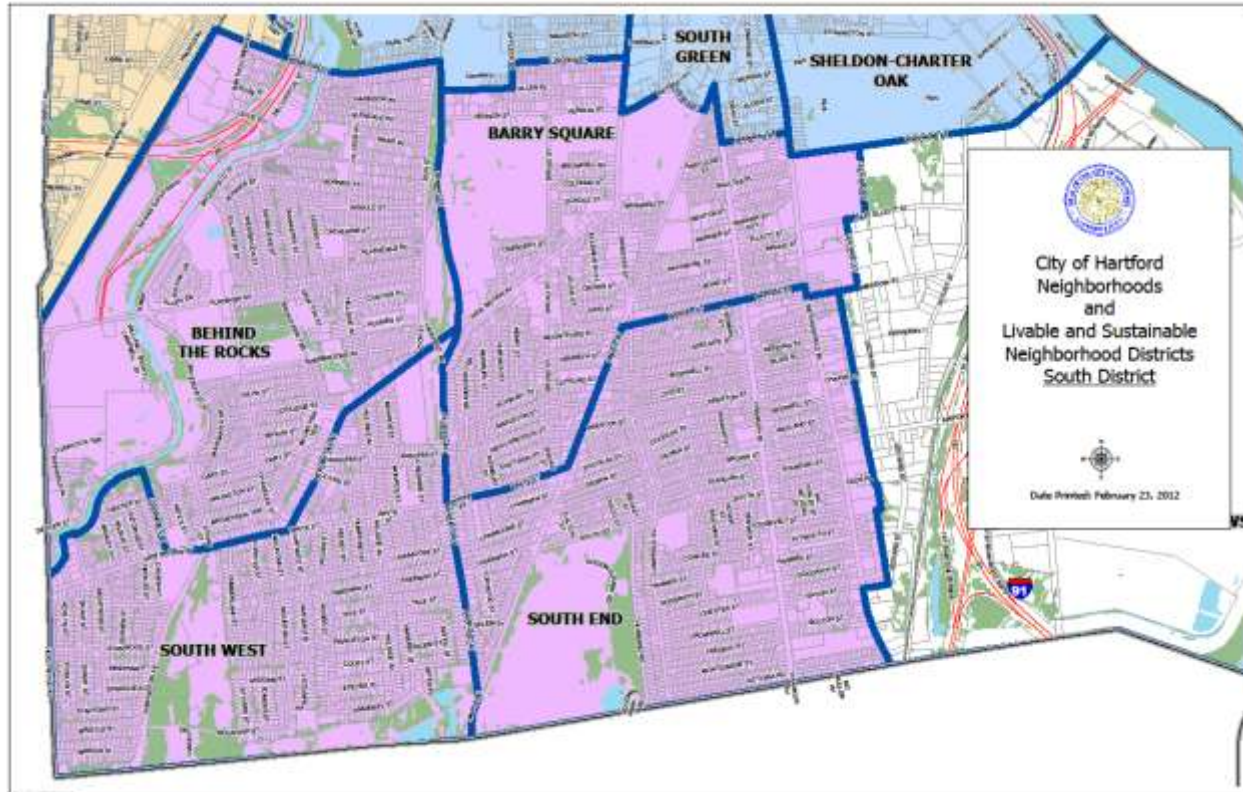


Property went through the anti- blight ordinance process and 4 of the 5 violations were abated.  
Owner is currently bidding for paint contractors.



# City of Hartford – South District

## Barry Square, Behind the Rocks, Southwest, South End



Neighborhood Conditions Report  
A Catalog of Anti-Blight Activity

# City of Hartford – South District

## Barry Square, Behind the Rocks, Southwest, South End

• Properties Receiving Preliminary Notice Letters	Page	65
• Properties Receiving Notice of Violations	Page	70
• Properties Receiving Notice of Citations	Page	76
• Monitoring Properties	Page	88
• Abated Properties	Page	93



# City of Hartford – South District

## Barry Square, Behind the Rocks, Southwest, South End

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

Preliminary Notice Letter Received Properties					
Address		Page #	Address		Page #
14/16	Shultas PL	66	57	Lincoln	69
24	Shultas Pl	67			
97	Lincoln St	68			

**Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.

# 14/16 Shultas PL- Barry Square



Preliminary notice sent May 19, 2012

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**SOUTH DISTRICT**

## 24 Shultas PL- Barry Square



Preliminary notice sent May 19, 2012

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**SOUTH DISTRICT**

## 97 Lincoln St- Barry Square



Preliminary notice sent May 19, 2012

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**SOUTH DISTRICT**

## 57 Lincoln St-Barry Square



Preliminary notice sent May 19, 2012

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**SOUTH DISTRICT**

# City of Hartford – South District

## Barry Square, Behind the Rocks, Southwest, South End

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

Notice of Violations Properties					
Address		Page #	Address		Page #
35	Benton St	71	55	Lincoln St	74
28	Benton St	72	161	Franklin Av	75
63/65	Annawan St	73			

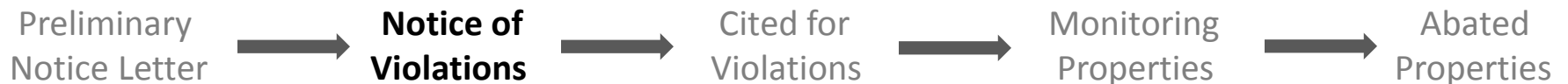
**Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.



## 35 Benton St- Barry Square



Six Notices of Violation sent May 8, 2012

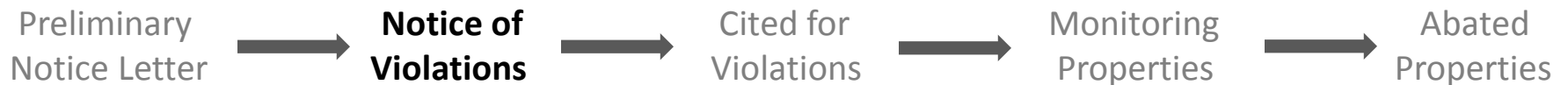


**SOUTH DISTRICT**

## 28 Benton St- Barry Square



Four Notices of Violation sent May 8, 2012

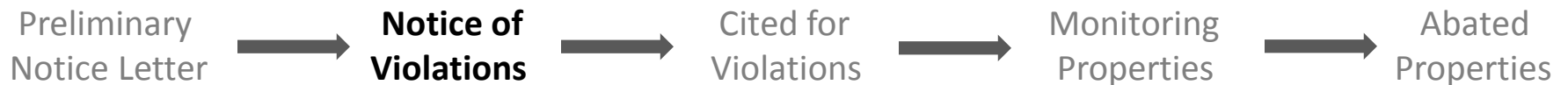


**SOUTH DISTRICT**

## 63 Annawan St- Barry Square



Seven Notices of Violation sent May 19, 2012

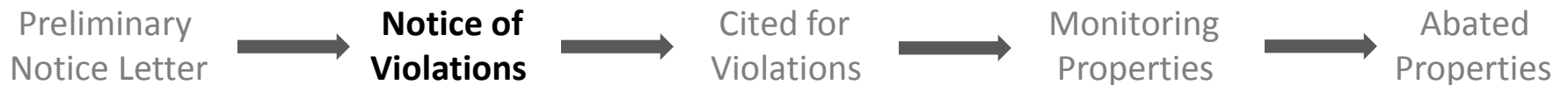


**SOUTH DISTRICT**

## 55 Lincoln St – Barry Square



Five Notices of Violation sent May 19, 2012



**SOUTH DISTRICT**

## 161 Franklin St- Barry Square



Four Notices of Violation sent May 8, 2012

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**SOUTH DISTRICT**



# City of Hartford – South District

## Barry Square, Behind the Rocks, Southwest, South End

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

Notice of Citations Properties					
Address		Page #	Address		Page #
49	Annawan	77	541	Maple Av	83
16	Warner	78	44	Mountford St	84
98	Whitmore	79	68	Bonner St	85
5	Barnard St	80	591	Hillside Av	86
1180	Broad St	81	197	Bond St	87
641	Wethersfield Av	82			

**Notice of Citations-** properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.

## 49 Annawan St- Barry Square



Cited for Eight Violations on May 10, 2012



**SOUTH DISTRICT**

## 16 Warner St- South End



Cited for 5 violations April 23, 2012

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**SOUTH DISTRICT**

## 98 Whitmore St- Barry Square



Cited for six violations April 23, 2012



**SOUTH DISTRICT**

## 5 Barnard St- Barry Square



Cited for five violations April 23, 2012



**SOUTH DISTRICT**



## 1180 Broad St- Barry Square



Cited for six violations May 10, 2012

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**SOUTH DISTRICT**

## 44 Mountford St- Barry Square



Cited for three violations May 10, 2012



**SOUTH DISTRICT**

## 68 Bonner St- Barry Square



Cited for five violations May 10, 2012



**SOUTH DISTRICT**

## 591 Hillside Av- South End



Cited for 2 violations April 23, 2012

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**SOUTH DISTRICT**

## 197 Bond St- Barry Square



Cited for Four violations May 11, 2012

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**SOUTH DISTRICT**



## 641 Wethersfield Av- South End



Cited for four violations May 11, 2012



**SOUTH DISTRICT**

## 541 Maple St- South End



Cited for two violations April 23, 2012

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**SOUTH DISTRICT**

# City of Hartford – South District

## Barry Square, Behind the Rocks, Southwest, South End

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

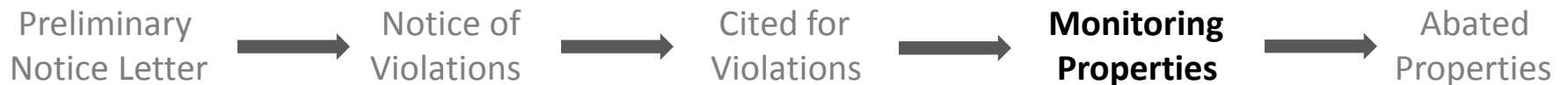
Monitoring Properties					
Address		Page #	Address		Page #
40/42	Webster St	89	32	Webster St	92
52	Franklin Av	90			
1000	Wethersfield Av	91			

**Monitoring-** properties that have not entered the ABO process, or received a notice of violation, but have contacted city staff or are being monitored by requisite city staff.

## 40/42 Webster St- Barry Square



Property is awaiting Second RFP



**SOUTH DISTRICT**

## 32 Webster St- Barry Square



Property is going for tax deed auction on July 25,2012

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



**Monitoring  
Properties**



Abated  
Properties

**SOUTH DISTRICT**

## 52 Franklin Av- Barry Square



Closing with SINA almost complete

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



**Monitoring  
Properties**



Abated  
Properties

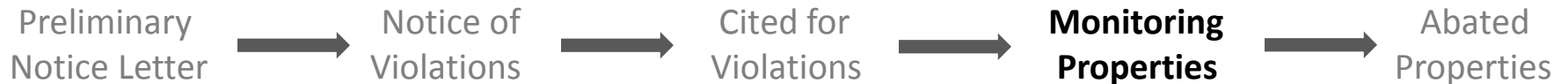
**SOUTH DISTRICT**



## 1000 Wethersfield Av- South End



Owner is working hard to abate property, will be taking out building permits to rehab.



# City of Hartford – South District

## Barry Square, Behind the Rocks, Southwest, South End

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

Abated Properties					
Address		Page #	Address		Page #
173	Linnmoore St	106	105	Shultas PL	108
28	Bond St	107	353	Wethersfield Av	109

**Abated-** All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

## 173 Linnmoore St- South West



All violations abated May 9, 2012

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



**Abated  
Properties**

**SOUTH DISTRICT**

## 28 Bond St- Barry Square



All violations abated Feb 2012

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



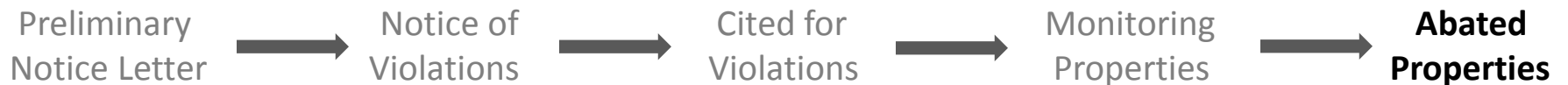
**Abated  
Properties**

**SOUTH DISTRICT**

## 105 Shultas Pl- Barry Square



All violations abated May 23, 2012



**SOUTH DISTRICT**

## 353 Wethersfield Av- South End



All violations abated March 25, 2012

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



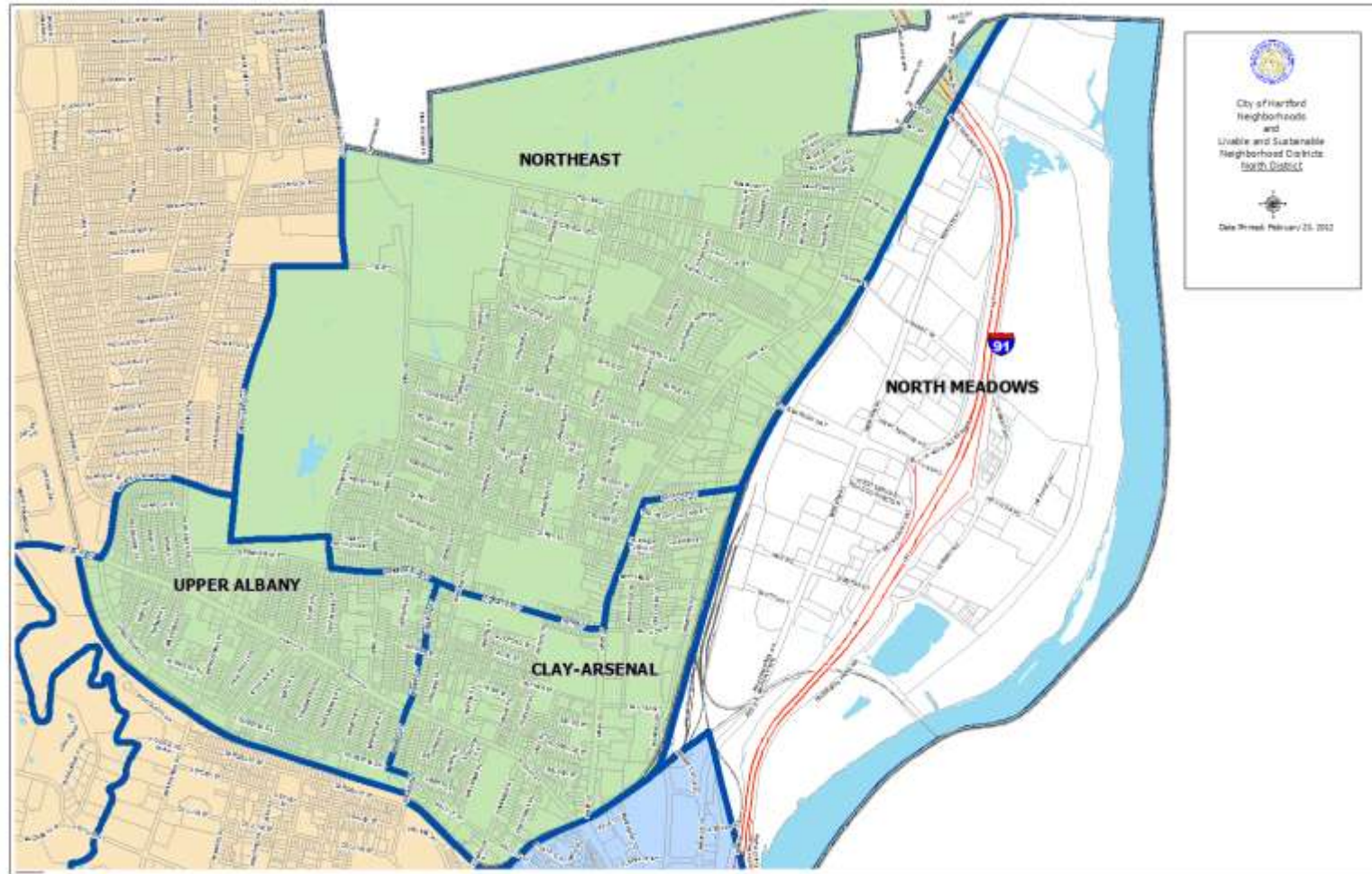
**Abated  
Properties**

**SOUTH DISTRICT**



# City of Hartford – North District

## Clay/Arsenal, Northeast, Upper Albany



Nighborhood Conditions Report  
A Catalog of Anti-Blight Activity

# City of Hartford – North District

## Clay/Arsenal, Northeast, Upper Albany

• Properties Receiving Preliminary Notice Letters	Page	100
• Properties Receiving Notice of Violations	Page	110
• Properties Receiving Notice of Citations	Page	135
• Monitoring Properties	Page	141
• Abated Properties	Page	147

# City of Hartford – North District

## Clay/Arsenal, Northeast, Upper Albany

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

Preliminary Notice Letter Received Properties					
Address		Page #	Address		Page #
<b>84</b>	Chestnut	101	<b>280</b>	Enfield	109
<b>156</b>	Mather	102			
<b>64</b>	Enfield	103			
<b>1391</b>	Main	104			
<b>140</b>	Cleveland	105			
<b>630</b>	Garden	106			
<b>647-649</b>	Garden	107			
<b>3364</b>	Main	108			

**Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.

## 84 Chestnut – Clay-Arsenal



Notes: Preliminary Notice Letter mailed on 5/1/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 156 Mather – Clay-Arsenal



Notes: Preliminary Notice Letter mailed on 5/1/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**



## 64 Enfield - Northeast



Notes: Preliminary Notice Letter mailed on 5/1/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**



## 1391 Main – Clay-Arsenal



Notes: Preliminary Notice Letter mailed on 5/1/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 140 Cleveland - Northeast



Notes: Preliminary Notice Letter mailed on 5/18/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 630 Garden - Northeast



Notes: Preliminary Notice Letter mailed on 5/18/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 647-649 Garden - Northeast



Notes: Preliminary Notice Letter mailed on 5/18/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 3364 Main - Northeast



Notes: Preliminary Notice Letter mailed on 5/18/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**



## 280 Enfield- Northeast



Notes: Preliminary Notice Letter mailed on 5/18/12

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**



# City of Hartford – North District

## Clay/Arsenal, Northeast, Upper Albany

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

Notice of Violations Properties					
Address		Page #	Address		Page #
<b>414</b>	Garden	112	<b>119</b>	Edgewood	120
<b>280</b>	Garden	113	<b>712</b>	Garden	121
<b>68</b>	Judson	114	<b>109</b>	Enfield	122
<b>128</b>	Edgewood	115	<b>19</b>	Oakland Terrace	123
<b>270</b>	Albany	116	<b>11</b>	Judson	124
<b>96</b>	Nelson	117	<b>638</b>	Garden	125
<b>86</b>	Oakland Terrace	118	<b>48</b>	Brook	126
<b>2</b>	Pliny	119	<b>83</b>	Love Lane	127

**Notice of Violations-** properties for which the property had the potential violations, identified in the PABOL, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.

# City of Hartford – North District

## Clay/Arsenal, Northeast, Upper Albany

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

Notice of Violations Properties					
Address		Page #	Address		Page #
710	Windsor	128			
100	Walnut	129			
9	Acton	130			
175	Tower	131			
684	Garden	132			
424	Homestead	133			
397	Sigourney	134			

**Notice of Violations-** properties for which the property had the potential violations, identified in the PABOL, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.

## 414 Garden - Northeast



Note: Preliminary Notice Letter 1/13/12; Notice of Violation 2/23/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 280 Garden - Northeast



Notes: Preliminary Notice Letter 2/7/12; Notice of Violation 3/12/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



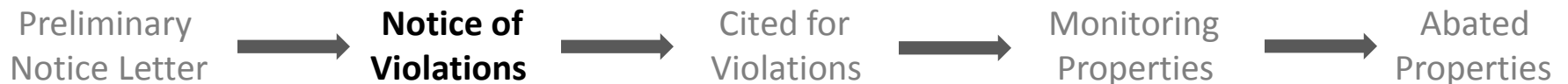
Abated  
Properties

**NORTH DISTRICT**

## 68 Judson - Northeast



Notes: Preliminary Notice Letter 2/7/12; Notice of Violation 3/12/12



**NORTH DISTRICT**

## 128 Edgewood- Upper Albany



Notes: Preliminary Notice Letter 2/7/12; Notice of Violation 3/12/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

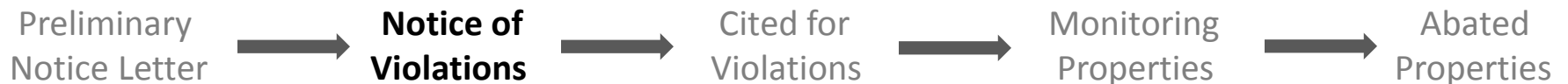
**NORTH DISTRICT**



## 270 Albany – Clay-Arsenal



Notes: Preliminary Notice Letter 2/7/12; Notice of Violation 3/12/12



**NORTH DISTRICT**

## 96 Nelson - Northeast



Notes: Preliminary Notice Letter 2/7/12; Notice of Violation 3/12/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 86 Oakland Terrace – Upper Albany



Notes: Preliminary Notice Letter 2/7/12; Notice of Violation 3/12/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



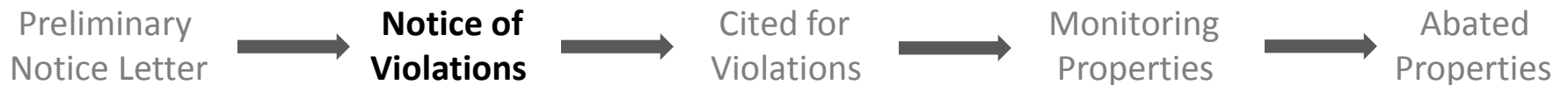
Abated  
Properties

**NORTH DISTRICT**

## 2 Pliny – Clay-Arsenal



Notes: Preliminary Notice Letter 2/7/12; Notice of Violation 3/12/12



**NORTH DISTRICT**

## 119 Edgewood – Upper Albany



Notes: Preliminary Notice Letter 2/27/12; Notice of Violation 4/23/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

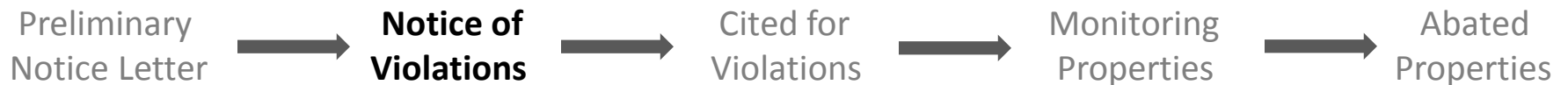
**NORTH DISTRICT**



## 712 Garden - Northeast



Notes: Preliminary Notice Letter 2/27/12; Notice of Violation 4/23/12



**NORTH DISTRICT**



## 109 Enfield - Northeast



Notes: Preliminary Notice Letter 2/27/12; Notice of Violation 4/23/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 19 Oakland Terrace – Upper Albany



Notes: Preliminary Notice Letter 2/27/12; Notice of Violation 4/23/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 11 Judson – Northeast



Notes: Preliminary Notice Letter 3/6/12; Notice of Violation 4/27/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 638 Garden – Northeast



Notes: Preliminary Notice Letter 3/6/12; Notice of Violation 4/27/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 48 Brook – Clay-Arsenal



Notes: Preliminary Notice Letter 3/6/12; Notice of Violation 4/27/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**



## 83 Love Lane – Northeast



Notes: Preliminary Notice Letter 3/6/12; Notice of Violation 4/27/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**



## 710 Windsor – Clay-Arsenal



Notes: Preliminary Notice Letter 3/6/12; Notice of Violation 5/3/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 100 Walnut – Clay-Arsenal



Notes: Preliminary Notice Letter 3/6/12; Notice of Violation 5/3/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 9 Acton – Northeast



Notes: Preliminary Notice Letter 3/6/12; Notice of Violation 5/3/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 175 Tower – Northeast



Notes: Preliminary Notice Letter 3/6/12; Notice of Violation 5/3/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**



## 684 Garden – Northeast



Notes: Preliminary Notice Letter 3/6/12; Notice of Violation 5/3/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 424 Homestead – Upper Albany



Notes: Preliminary Notice Letter 4/5/12; Notice of Violation 5/9/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**



## 397 Sigourney – Upper Albany



Notes: Preliminary Notice Letter 4/16/12; Notice of Violation 5/9/12

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

# City of Hartford – North District

## Clay/Arsenal, Northeast, Upper Albany

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

Notice of Citations Properties					
Address		Page #	Address		Page #
544	Garden	136			
103	Earle	137			
159	Capen	138			
97	Williams	139			
78	Martin	140			

**Notice of Citations-** properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.

## 544 Garden - Northeast



Notes: Preliminary Notice Letter 1/13/12; Notice of Violation 2/23/12  
Citation: 5/22/12



**NORTH DISTRICT**

## 103 Earle - Northeast



Notes: Preliminary Notice Letter 1/13/12; Notice of Violation 2/23/12  
Citation: 5/22/12

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**NORTH DISTRICT**

## 159 Capen - Northeast



Notes: Preliminary Notice Letter 1/13/12; Notice of Violation 2/23/12  
Citation: 5/22/12



**NORTH DISTRICT**

## 97 Williams – Clay-Arsenal



Notes: Preliminary Notice Letter 1/13/12; Notice of Violation 2/23/12  
Citation: 5/22/12



**NORTH DISTRICT**



## 78 Martin - Northeast



Notes: Preliminary Notice Letter 2/7/12; Notice of Violation 3/12/12  
Citation: 5/22/12



**NORTH DISTRICT**

# City of Hartford – North District

## Clay/Arsenal, Northeast, Upper Albany

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

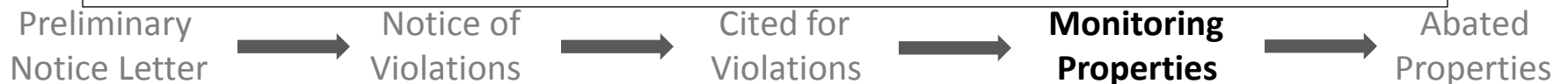
Monitoring Properties					
Address		Page #	Address		Page #
51	Barbour	142			
4	Martin	143			
9	Mahl	144			
479	Garden	145			
208	Capen	146			

**Monitoring-** properties that have not entered the ABO process, or received a notice of violation, but have contacted city staff or are being monitored by requisite city staff.

## 51 Barbour - Northeast



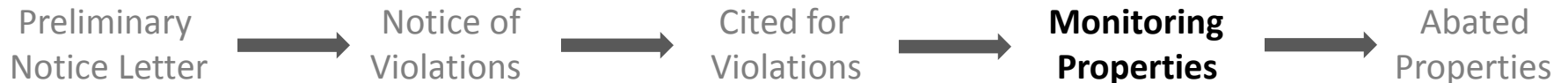
Notes: Preliminary Notice Letter 2/27/12; Owner received loan from HCLF and funds from Hartford Historic Commission. Owner signed tax repayment plan with City.



## 4 Martin - Northeast



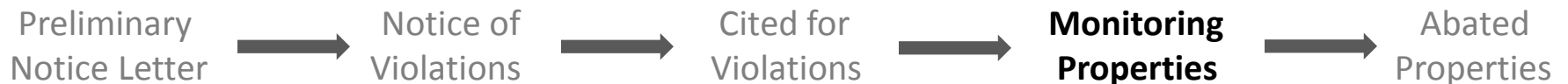
Notes: Violations from 3/2/12 were cancelled out in foreclosure. New owners have started rehabilitation of structure (Preliminary Notice 4/16/12)



## 9 Mahl – Clay-Arsenal



Notes: Preliminary Notice Letter 5/1/12; Owners have contacted North District Team to begin a work plan for property.



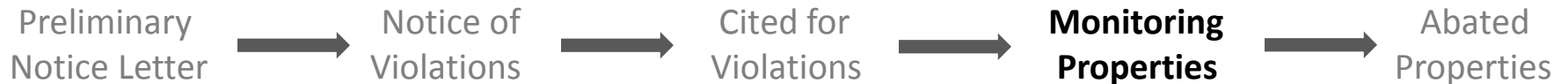
**NORTH DISTRICT**



## 479 Garden – Clay-Arsenal



Notes: Violations from 3/2/12 were cancelled out in foreclosure. New owners have started rehabilitation of structure.

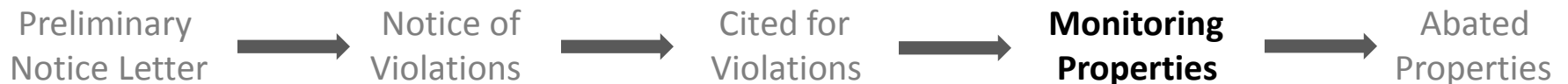




## 208 Capen - Northeast



Notes: Preliminary Notice Letter 5/18/12; Owners have contacted North District Team to begin a work plan for property.



**NORTH DISTRICT**

# City of Hartford – North District

## Clay/Arsenal, Northeast, Upper Albany

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

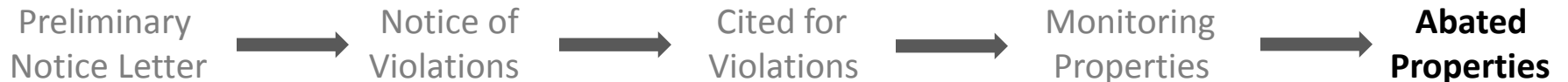
Abated Properties					
Address		Page #	Address		Page #
32	Bedford	148			
41	Bedford	149			
45	Bedford	150			
51	Bedford	151			
61	Bedford	152			
188	Capen	153			
15	Pliny	154			
270	Edgewood	155			

**Abated-** All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

## 32 Bedford – Clay-Arsenal



**Notes: All violations abated 5/11/12; Preliminary Notice Letter 1/13/12; Notice of Violation 3/27/12**

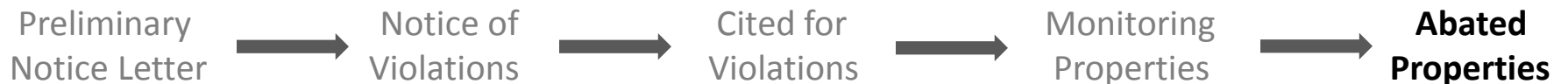


**NORTH DISTRICT**

## 41 Bedford – Clay-Arsenal



**Notes: All violations abated 5/11/12; Preliminary Notice Letter 1/13/12; Notice of Violation 3/27/12**



**NORTH DISTRICT**

## 45 Bedford – Clay-Arsenal



**Notes: All violations abated 5/11/12; Preliminary Notice Letter 1/13/12; Notice of Violation 3/27/12**

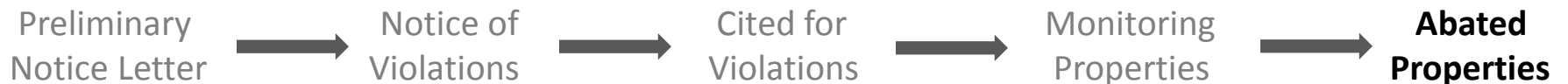




## 51 Bedford – Clay-Arsenal



**Notes: All violations abated 5/11/12; Preliminary Notice Letter 1/13/12; Notice of Violation 3/27/12**



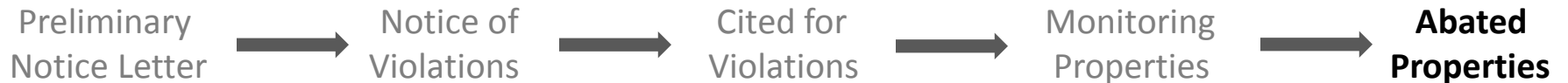
**NORTH DISTRICT**



## 61 Bedford – Clay-Arsenal



**Notes: All violations abated 5/11/12; Preliminary Notice Letter 1/13/12; Notice of Violation 3/27/12**

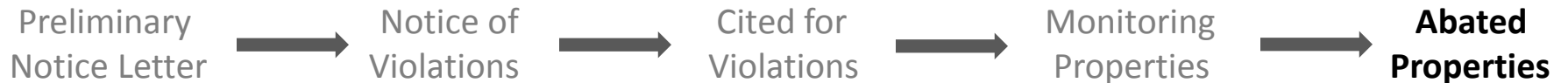


**NORTH DISTRICT**

## 188 Capen – Northeast



**Notes: All violations abated 4/10/12; Preliminary Notice Letter 2/27/12**

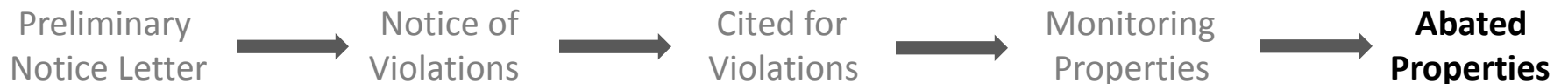


**NORTH DISTRICT**

## 15 Pliny – Upper Albany



**Notes: All violations abated 5/4/12; Preliminary Notice Letter 4/16/12**

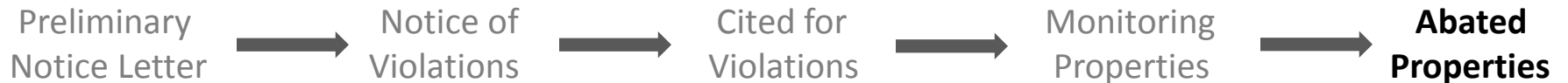


**NORTH DISTRICT**

## 270 Edgewood - Northeast



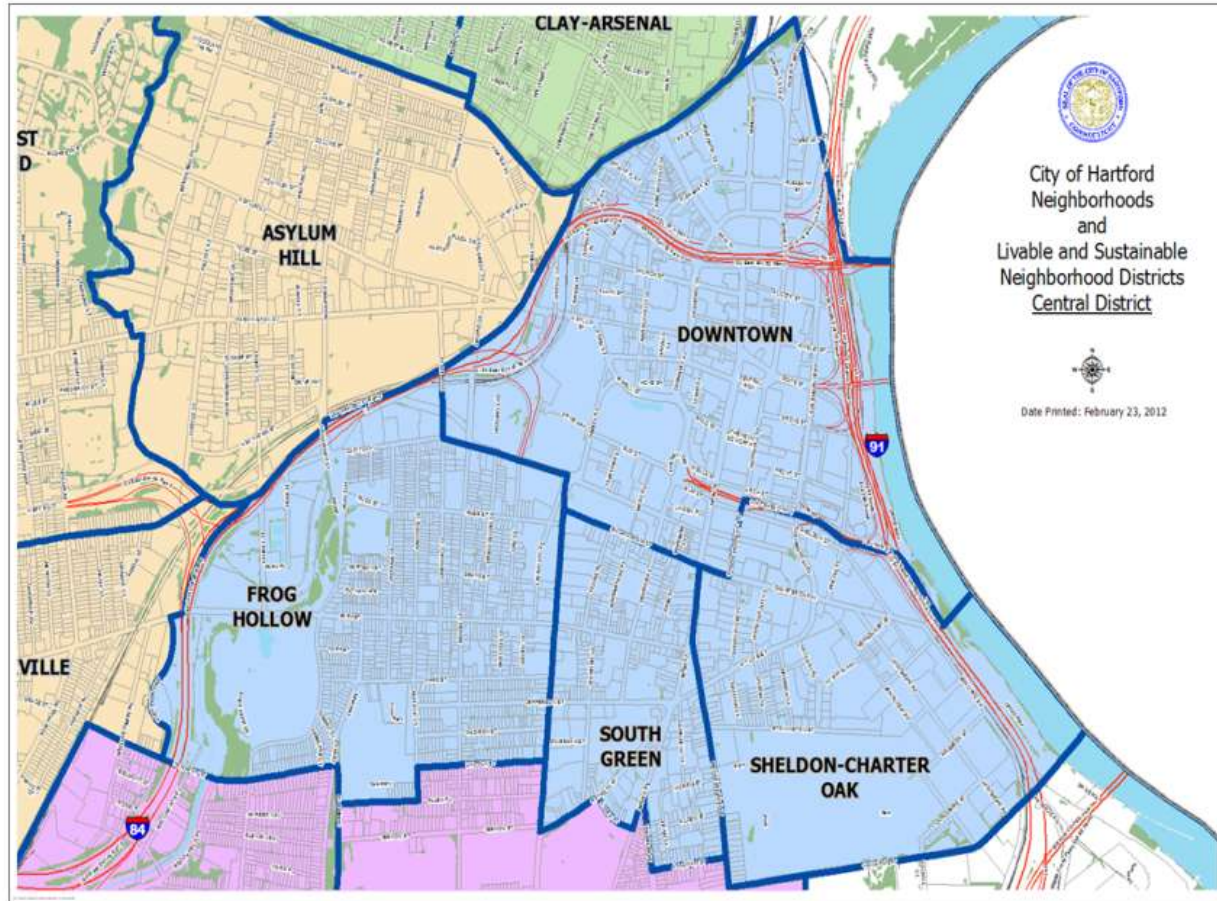
Notes: Preliminary Notice Letter 2/7/12; Notice of Violation 3/12/12  
All violations abated by City, property is cleaned for cost of cleanup





# City of Hartford – Central District

## Sheldon/Charter Oak, South Green, Frog Hollow, Downtown



### Neighborhood Conditions Report

#### A Catalog of Anti-Blight Activity

# City of Hartford – Central District

## Sheldon/Charter Oak, South Green, Frog Hollow, Downtown

• Properties Receiving Preliminary Notice Letters	Page	158
• Properties Receiving Notice of Violations	Page	161
• Properties Receiving Notice of Citations	Page	170
• Monitoring Properties	Page	185
• Abated Properties	Page	189



# City of Hartford – Central District

## Sheldon/Charter Oak, South Green, Frog Hollow, Downtown

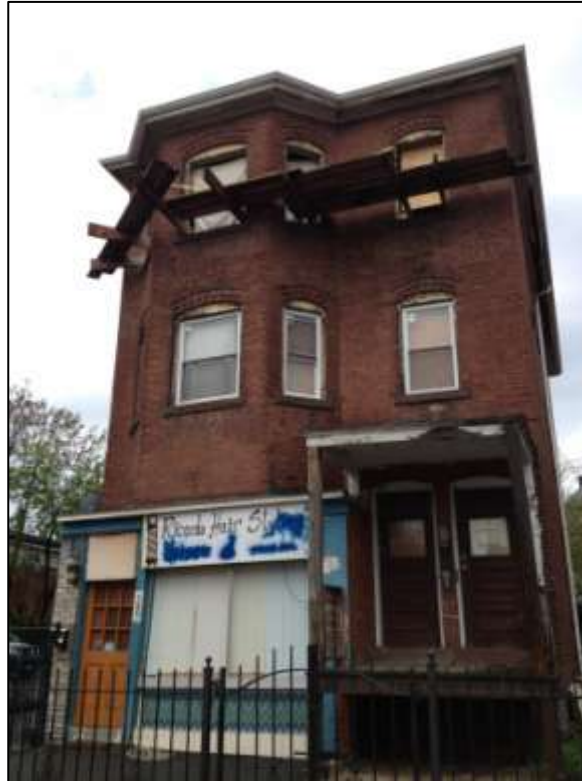
### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

Preliminary Notice Letter Received Properties					
Address		Page #	Address		Page #
785	Broad St	159	832	Broad St	160

**Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.

## 785 Broad St – Frog Hollow



Preliminary notice sent May 15, 2012

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**CENTRAL DISTRICT**

## 832 Broad St – Frog Hollow



Preliminary notice sent May 15, 2012

**Preliminary  
Notice Letter**



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

**CENTRAL DISTRICT**

# City of Hartford – Central District

## Sheldon/Charter Oak, South Green, Frog Hollow, Downtown

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

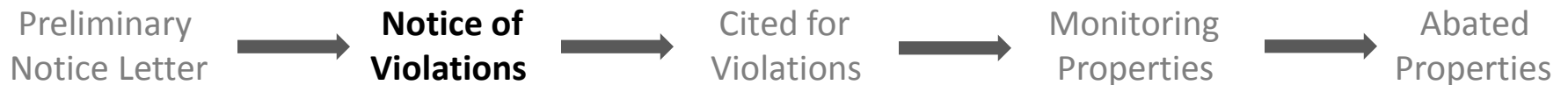
Notice of Violations Properties					
Address		Page #	Address		Page #
103	Babcock St	162	103	Putnam St	166
900	Broad St	163	174	Park Terrace	167
15	Grand St	164	387	Capitol Ave	168
177	Lawrence St	165	145	Lawrence St	169

**Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.

## 103 Babcock St – Frog Hollow



Five Notices of Violation sent April 11, 2012



**CENTRAL DISTRICT**

## 900 Broad St – Frog Hollow



Five Notices of Violation sent April 11, 2012

Preliminary  
Notice Letter



**Notice of  
Violations**



Cited for  
Violations



Monitoring  
Properties



Abated  
Properties

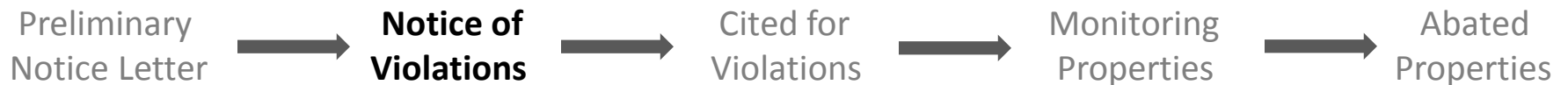
**CENTRAL DISTRICT**



## 15 Grand St – Frog Hollow



Five Notices of Violation sent May 7, 2012

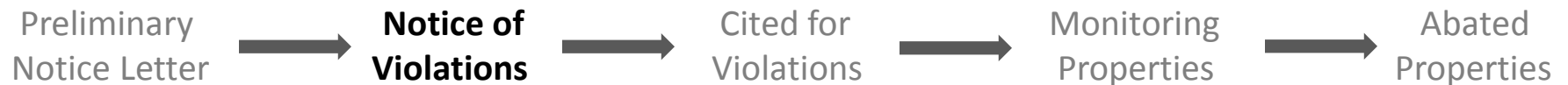


**CENTRAL DISTRICT**

## 177 Lawrence St – Frog Hollow



Six Notices of Violation sent May 25, 2012

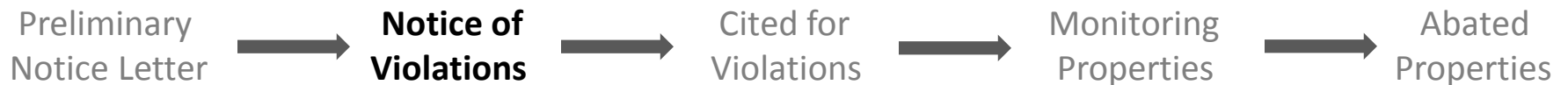


**CENTRAL DISTRICT**

## 103 Putnam St – Frog Hollow



Seven Notices of Violation sent May 2, 2012

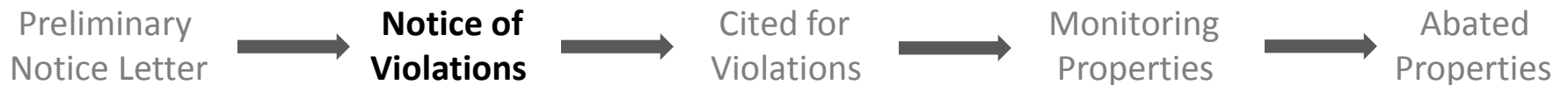


**CENTRAL DISTRICT**

## 174 Park Terrace – Frog Hollow



Six Notices of Violation sent May 7, 2012

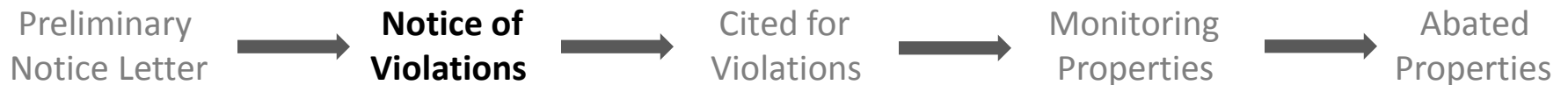


**CENTRAL DISTRICT**

## 387 Capitol Ave – Frog Hollow



Five Notices of Violation sent May 25, 2012

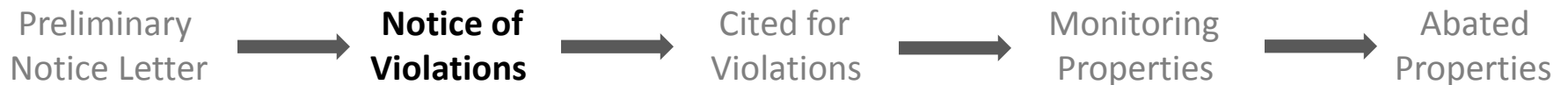


**CENTRAL DISTRICT**

## 145 Lawrence St – Frog Hollow



Five Notices of Violation sent April 4, 2012



**CENTRAL DISTRICT**



# City of Hartford – Central District

## Sheldon/Charter Oak, South Green, Frog Hollow, Downtown

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

Notice of Citations Properties					
Address		Page #	Address		Page #
<b>3-5</b>	Putnam Heights	171	<b>433</b>	Summit St	178
<b>755</b>	Broad St	172	<b>49</b>	Ward St	179
<b>75</b>	Ward St	173	<b>126</b>	Ward St	180
<b>529-535</b>	Ann Uccello	174	<b>166</b>	Affleck St	181
<b>787</b>	Park St	175	<b>166-172</b>	Ward St	182
<b>180-182</b>	Ward St	176	<b>523</b>	Park St	183
<b>873</b>	Broad St	177	<b>126</b>	Hungerford St	184

**Notice of Citations-** properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.

## 3-5 Putnam Heights – Frog Hollow



Cited for one violation April 25, 2012

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**CENTRAL DISTRICT**

## 755 Broad St – Frog Hollow



Cited for three violations May 9, 2012



**CENTRAL DISTRICT**

## 75 Ward St – Frog Hollow



Cited for six violations April 20, 2012

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**CENTRAL DISTRICT**

## 529-535 Ann Uccello – Downtown



Cited for two violations April 26, 2012



**CENTRAL DISTRICT**

## 787 Park St – Frog Hollow



Cited for seven violations April 20, 2012

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**CENTRAL DISTRICT**



## 180-182 Ward St – Frog Hollow



Cited for six violations May 9, 2012

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**CENTRAL DISTRICT**

## 873 Broad St – Frog Hollow



Cited for six violations May 9, 2012

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**CENTRAL DISTRICT**

## 433 Summit St – Frog Hollow



Cited for six violations April 25, 2012

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**CENTRAL DISTRICT**

## 49 Ward St – Frog Hollow



Cited for five violations April 20, 2012



**CENTRAL DISTRICT**

## 126 Ward St – Frog Hollow



Cited for two violations April 20, 2012



**CENTRAL DISTRICT**

## 166 Affleck St – Frog Hollow



Cited for ten violations May 18, 2012  
Two properties (166 & 168) on one parcel

Preliminary  
Notice Letter



Notice of  
Violations



**Cited for  
Violations**



Monitoring  
Properties



Abated  
Properties

**CENTRAL DISTRICT**



## 166-172 Ward St – Frog Hollow



Cited for four violations April 20, 2012



**CENTRAL DISTRICT**

## 523 Park St – Frog Hollow



Cited for four violations May 18, 2012



**CENTRAL DISTRICT**

## 126 Hungerford St – Frog Hollow



Cited for four violations May 18, 2012



**CENTRAL DISTRICT**

# City of Hartford – Central District

## Sheldon/Charter Oak, South Green, Frog Hollow, Downtown

### Neighborhood Conditions Report

A Catalog of Anti-Blight Activity

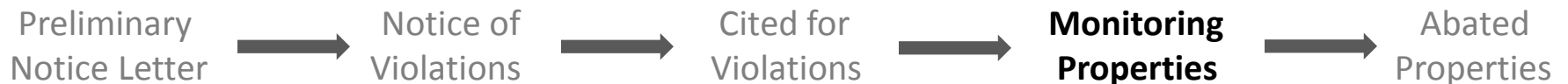
Monitoring Properties					
Address		Page #	Address		Page #
31	Wolcott St	186	34-36	Lisbon Ave	188
1080	Broad St	187			

**Monitoring-** properties that have not entered the ABO process, or received a notice of violation, but have contacted city staff or are being monitored by requisite city staff.

## 31 Wolcott St – Frog Hollow



Owner is remediating violations and has submitted environmental reports.



## 1080 Broad St – Frog Hollow



Working with owner to remediate violations.

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



**Monitoring  
Properties**



Abated  
Properties

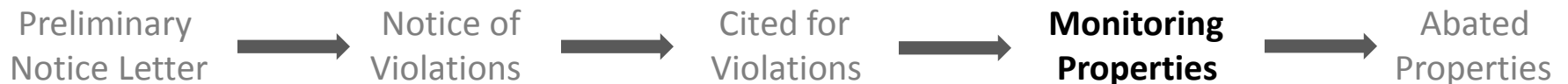
**CENTRAL DISTRICT**



## 34-36 Lisbon Ave – Sheldon/Charter Oak



New owners are rehabbing property and in regular contact with Blight Inspector.



# City of Hartford – Central District

## Sheldon/Charter Oak, South Green, Frog Hollow, Downtown

### Neighborhood Conditions Report A Catalog of Anti-Blight Activity

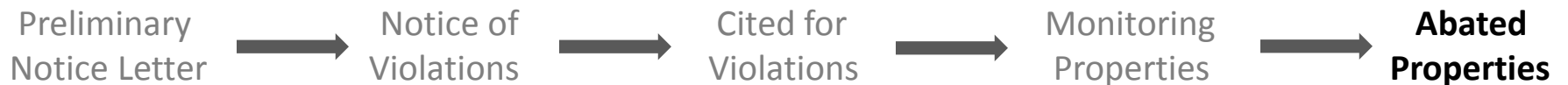
Abated Properties					
Address		Page #	Address		Page #
<b>439</b>	Summit St	190	<b>445</b>	Summit St	193
<b>45</b>	Squire St	191	<b>175</b>	Washington St	194
<b>487</b>	Zion St	192			

**Abated-** All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

## 439 Summit St – Frog Hollow



All violations abated April 20, 2012



**CENTRAL DISTRICT**

## 45 Squire St – Frog Hollow



All violations abated March 30, 2012

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



**Abated  
Properties**

**CENTRAL DISTRICT**

## 487 Zion St – Frog Hollow



All violations abated April 3, 2012

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



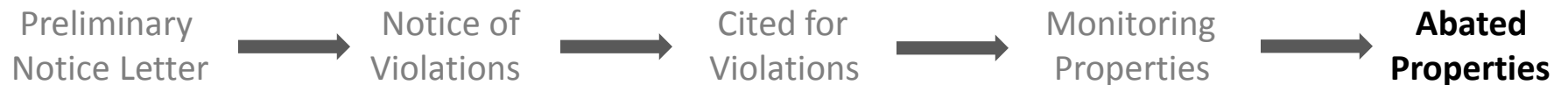
**Abated  
Properties**

**CENTRAL DISTRICT**

## 445 Summit St – Frog Hollow



All violations abated April 20, 2012



**CENTRAL DISTRICT**



## 175 Washington St – Frog Hollow



All violations abated April 9, 2012

Preliminary  
Notice Letter



Notice of  
Violations



Cited for  
Violations



Monitoring  
Properties



**Abated  
Properties**

**CENTRAL DISTRICT**